

READINGTON TOWNSHIP COMMITTEE
JUNE 6, 2022 AGENDA

A. Mayor Huelsebusch *calls the meeting to order at 4:00 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised. The Township Committee aims to begin the public portion of its meeting at 7:30 p.m.; however, there are times when the Executive Session may run longer than anticipated. We ask for the public's patience as the Committee completes its work prior to the public meetings.

B. EXECUTIVE SESSION

Executive Session Resolution

Personnel / Police Interviews

Personnel / Police

Personnel / Department of Land Use and Development

Personnel / Recreation Summer Camp Counselors

Personnel / Department of Public Works

Personnel / Personnel

Contract Negotiations / Readington Lebanon Sewer Authority

Contract Negotiations / Professional Services / PFK O'Connor Davies LLP

Contract Negotiations / Block 36 Redevelopment Area (Kaplan Developers)

Potential Litigation / Affordable Housing

Attorney-Client Privilege / Executive Session Minutes / May 16, 2022

Attorney-Client Privilege / Attorney-Client Privilege

Litigation / Civil Action Summons / Rosehill and Rosedale Cemetery Associations vs. Township of Readington and the Township Committee of the Township of Readington

Litigation / 388 Readington Realty Holdings, LLC vs. Twp of Readington

C. SALUTE TO FLAG

D. REPORT ON EXECUTIVE SESSION

E. CONSENT AGENDA

All items listed with an asterisk "*" are considered to be routine by the Township Committee and will be enacted by one motion. There will be no separate discussion of these items unless a Committee member or citizen requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.

1. * *New Jersey Department of Transportation Division of Local Aid and Economic Development Recommendation of Award of State Project*
2. * *Release of Escrow / Fallone Group (Block 38, Lots 54.03 -54.10)*
3. * *Resolution Authorizing Filing an ESA Grant Condition Waiver Application with the Environmental Protection Agency*
4. * *Resolution Authorizing the Purchase of Groundskeeping Equipment (Storr Tractor)*
5. * *Resolution to Determine the Application Submitted by Redeveloper Camelot at Readington Urban Renewal, LLC is Substantially Consistent with the Block 36 Redevelopment Plan*
6. * *Resolution in Honor of Michael Migliorino Attaining Eagle Scout*

F. * APPROVAL OF MINUTES

Minutes of May 16, 2022 meeting

G. COMMENTS FROM THE PUBLIC for items listed on the agenda only

H. CORRESPONDENCE / OTHER INFORMATION

1. Letter dated May 18, 2022 from Jennifer Ader, Municipal Clerk, Township of Tewksbury regarding *An Ordinance of the Township of Tewksbury, Hunterdon, New Jersey Amending Title 12, Streets, Sidewalks and Public Places, Chapter 12.12, Excavations, of the Township Code of Ordinances and An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Amending and Supplementing the Township Development Regulations Ordinance to Include a New Definition in Section 301 "Words and Terms Defined" and to Create a New Inclusionary Overlay District in Section 714.2 "AR-1 Affordable Residential District Overlay" and An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Creating Title 3, Revenue and Finance, Chapter 3.16, Farmland Assessment Inspection Fee, of the Township Code of Ordinances.*

2. Letter dated May 19, 2022 from Kenneth Maloney, of Counsel Elizabethtown Gas Company, in *the Matter of the Petition of Elizabethtown Gas Company for Approval of Increased Base Tariff Rates and Charges for Gas Service, Changes to Depreciation Rates and Other Tariff Revisions.*
3. *Readington Township Planning Board Public Notice from Ernest Renda, Esq., on behalf of REDCOM Design & Construction, LLC, for an application seeking Preliminary and Final Major Site Plan Approval (Block 39, Lot 53 / Tannery Road).*

I. NEW BUSINESS

1. *An Ordinance Adopting the Redevelopment Plan for Block 81, Lots 1, 2, 3 and 4 Pursuant to the Local Redevelopment and Housing Law and Amending and Supplementing the District Regulations Contained in Article IV of Chapter 148 Entitled "Land Development of the Township of Readington, in the County of Hunterdon, New Jersey" to Add a New Section Establishing the Three Bridges Block 81, Lot 1 Redevelopment Area, and Updating the Zoning Map Contained in Article III, Section 148-11 to Include the New Redevelopment Area*
2. *An Ordinance Amending and Supplementing Chapter 36 of the Code of the Township of Readington, County of Hunterdon, State of New Jersey Creating the Office of Director of Public Safety*
3. *An Ordinance Appropriating \$90,000 from the Capital Improvement Fund for the Reimbursement to the Open Space Trust Fund for the Acquisition of Property in and by the Township of Readington, in the County of Hunterdon, New Jersey*
4. *An Ordinance to Amending a Chapter of the Code of the Township of Readington Regarding Administrative Agent Fee Schedule for Affordable Housing*
5. *An Ordinance to Amend the 2021 Salaries of Officers and Employees*
6. *Resolution of Need for Three Bridges Affordable Housing Project*
7. *2022/23 Deer Management Program Presentation*
8. *Application for Special Events Permit / Readington Hop Farm Classic Car Show*
9. *Application for Special Events Permit / Whitehouse First Aid & Rescue Squad / Buffalo Watch Open House and Request to Waive Application and Other Fees*
10. *Application for Special Events Permit / NJ Lottery Festival of Ballooning 5K Run*

11. ***Request the Right to have Two (2) Temporary / Portable Cell Towers During the NJ Festival of Ballooning***
12. ***Request to Allow American Water to Trench through Kline Boulevard to Tie into Public Water*** - letter dated May 12, 2022 from Santo and Concetta Verta

J. ADMINISTRATOR'S REPORT

K. ATTORNEY'S REPORT

L. ENGINEER'S REPORT

M. COMMITTEE REPORTS

1. **John Albanese**
Planning Board/Affordable Housing
Recreation
Social Services
2. **Betty Ann Fort**
Historic Preservation / Museums
Zoning
Emergency Services / Fire Official
Library Services
3. **Jonathan Heller**
Finance
* ***Payment of Bills***
Board of Health
Sewer Advisory
Environmental Commission
4. **Juergen Huelsebusch**
Police Department / Traffic Safety
Agricultural Advisory Committee
Farmland / Open Space Advisory Board
5. **Adam Mueller**
Construction & Code Enforcement
Engineering / Roads / Building & Grounds / Recycling
• ***Engineer's Report***
Municipal Court

N. COMMENTS FROM THE PUBLIC

(Note: In consideration of allowing all members of the public an opportunity to speak, please limit public comments to five (5) minutes)

O. COMMENTS FROM THE GOVERNING BODY

P. ADJOURNMENT